



# LARICA ESTATES LIMITED

## Head Office

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## PROJECT SITE :

OPP. PAILAN WORLD SCHOOL  
 DAULATPUR, PAILAN  
 KOLKATA – 700104.

## CERTIFICATE OF ALLOTMENT

This is to certify that a Flat has been allotted to the under mentioned person at Larica "GREEN PAILAN", Opp. Pailan World School, Daulatpur, Pailan, Kolkata- 700104.

Terms and Conditions mentioned overleaf and details mentioned below :

Name (First) : \_\_\_\_\_

2<sup>nd</sup> Applicant's Name : (If any) \_\_\_\_\_

3<sup>rd</sup> Applicant's Name : (If any) \_\_\_\_\_

Nominee : \_\_\_\_\_

Address : \_\_\_\_\_

Caste : \_\_\_\_\_ Occupation : \_\_\_\_\_

Registration No. : \_\_\_\_\_

Type of Flat \_\_\_\_\_ Sq.Ft. 2/3 BHK Apartment

For a total price of Rs. \_\_\_\_\_ which includes Infrastructure Dev. Charges/ Electrical Charges & infrastructure / Covered Car Parking / Covered 2 wheeler Parking / P.L.C. charges / Value added charges / Club Membership charges.

Service Tax extra @ 3.09% or as applicable.

### Payment Schedule

#### CONSTRUCTION LINKED PAYMENT PLAN

On Booking	Rs. 25,000
On Confirmation of Booking	Rs. 1,00,000
Within 30 days of Confirmation	10% of Net Sale Value
On start of Excavation	10% of Net Sale Value
On Completion of Ground floor Roof slab	10% of Sale price
On Completion of 1 <sup>st</sup> floor Roof slab	10% of Sale price
On Completion of 2 <sup>nd</sup> floor Roof slab	10% of Sale price
On Completion of 3 <sup>rd</sup> floor Roof slab	10% of Sale price
On Completion of Brick work of flat	10% of Sale price
On Completion of External Plaster	10% of Sale price
On Completion of Electrical Wiring	10% of Sale price
On Completion and Intimation of Possession	Balance Payment
On Registration	Stamp Duty, Registration charges and other Govt. Levies extra.

\* With each payment service tax should be paid @ Rs.3.09%

For Larica Estates Limited

Signature of Allottee

Director





## TRANSFER(S) DETAILS

Date	Transfer Number	Name & Address of TRANSFEREE (S)	Signature of Transferee (s)	Signature of Transferor (s)	Approved by Company

## Terms and Conditions of Allotment

1. Any additional facility as may be provided by the company, shall be charged extra.
2. Variation in the final layout & floor plans can be effected without any claim from the allottee.
3. Timely payment of installments is the essence of this application.
4. It is understood that the allottee is having full knowledge of Laws, Notifications and Rules applicable in general.
5. Allottee will also be liable to pay Local Tax for their Flat possession.
6. After handing over the possession of the Flat, allottee will be required to pay monthly maintenance charge as decided by the Company or Maintenance Body.
7. If the allotment of Flat is obtained by misrepresentation or fraudulent means the allotment shall be liable to be cancelled & the allottee shall not be entitled to claim any compensation.
8. The intending allottee agrees that the allotment of the Flat is subject to the FORCE MAJURE clause.
9. The allottee under any plan can transfer his/her allotted Flat to other party before registration provided all dues are cleared and transfer fee of Rs. 25,000/- is paid.
10. Sale Deed of the Flat shall be executed and registered in favour of allottee after full payments is made and possession is handed over.
11. Delay in payments of installments from the respective due date over three months shall not be condoned. In case of such delay, the allotment may stand cancelled and Company shall deduct 20% of the total price of the Flat. In case of such cancellation, the allottee shall have no right on the Flat. Such payment will be refunded to the allottee without any interest and after deduction of above mentioned charges.
12. Regular installment should be paid within time. Late fee will be charged @ 18% per annum.
13. In case of cancellation by the applicant at any time before execution / registration of the deed, the company shall have the right to deduct 20% of the total amount paid by allottee as service charges without providing any interest.
14. The Company shall handover the possession of the Flat within 36 months from the date of confirmation.

Accepted

For LARICA ESTATES LIMITED

\_\_\_\_\_  
Allottee

\_\_\_\_\_  
Director